Map	Block	Lot	CARD		
179.0	0004	0021.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	621,800	/	621,800
USE VALUE:	621,800	/	621,800
ASSESSED:	621,800	/	621,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
469		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE WILLIAM J
Owner 2:	MALONE JOHANNAH L
Owner 3:	
Street 1:	469 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VELLAYAPPAN RAMAN--ETAL -
Owner 2:	VELLAYAPPAN USHA -
Street 1:	469 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,475 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1968, having primarily Vinyl Exterior and 1498 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3475.000	254,800		367,000	621,800
Total Card	0.080	254,800		367,000	621,800
Total Parcel	0.080	254,800		367,000	621,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.20 | /Parcel: 415.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

121656

GIS Ref

GIS Ref

Insp Date

08/18/18

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,800	0	3,475.	367,000	621,800	621,800	Year End Roll	12/18/2019
2019	101	FV	216,000	0	3,475.	361,700	577,700	577,700	Year End Roll	1/3/2019
2018	101	FV	216,000	0	3,475.	277,900	493,900	493,900	Year End Roll	12/20/2017
2017	101	FV	216,000	0	3,475.	262,100	478,100	478,100	Year End Roll	1/3/2017
2016	101	FV	216,000	0	3,475.	241,200	457,200	457,200	Year End	1/4/2016
2015	101	FV	206,000	0	3,475.	225,400	431,400	431,400	Year End Roll	12/11/2014
2014	101	FV	206,000	0	3,475.	207,600	413,600	413,600	Year End Roll	12/16/2013
2013	101	FV	206,000	0	3,475.	207,600	413,600	413,600		12/13/2012

!14093!

PRINT

Date	Time
12/11/20	03:58:21

LAST REV

Date	Time
08/29/18	08:49:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELLAYAPPAN RAM	40656-264		8/27/2003		367,000	No	No		
PALMERE ANTHONY	23582-562		8/26/1993		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2012	194	Siding	12,600					vinyl siding

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
7/13/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	163	PATRIOT
1/26/2004	MLS	HC	Helen Chinal
3/23/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3475		Sq. Ft.	Site		0	70.	1.51	6									366,974						367,000	

Total AC/HA:	0.07978	Total SF/SM:	3475	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	366,974	Spl Credit		Total:	367,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313059
Depreciation:	58229
Depreciated Total:	254830

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	2007
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

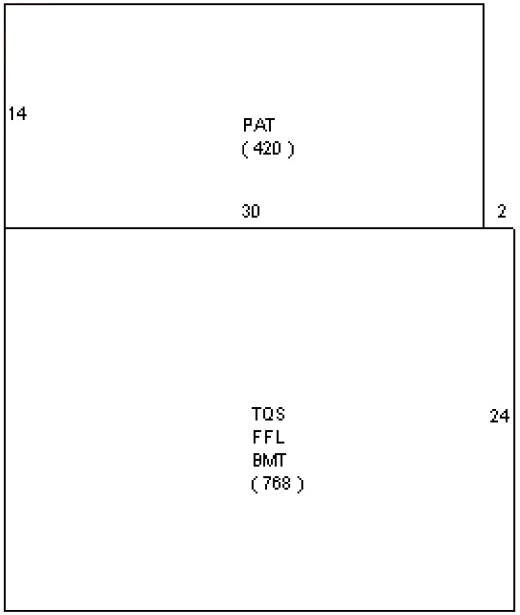
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	100.63
Final Total:	254800	Val/Su SzAd	189.58

SKETCH



Sum Area By Label :
TQS = 768
FFL = 768
BMT = 768
PAT = 420

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.240	34,746
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
PAT	Patio	420	3.140	1,320

Net Sketched Area:	2,532	Total:	226,559
Size Ad	1344	Gross Are	2724	FinArea	1498
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	